



DIAMOND SERVICES, INC.

Authorized Federal Supply Schedule Price List

Contract Number: GS21F-0111W

Firm Overview

Diamond Services Inc. (DSI) began its journey as a Maid Service and has developed into a multi-dimensional organization to include Janitorial Services, Food Services, Grounds Maintenance, Industrial Cleaning, and other Services. Since 1994, DSI has been committed to providing quality, “second-to-none” service to its clients in the government and private industries. Our 15 years of experience as a company committed to excellent service has prepared us for expanding our services to the GSA FSS user community.

Diamond Services Inc. is a woman owned small business that has over 15 years experience performing fixed price contracts. Diamond Services two management principals have nearly 40 years combined management and service experience and expertise and employ a number of skilled technical local project managers who oversee the daily technical and service deliver functions for their projects. Based on the successful model they have developed operating services with a local project manager and a dedicated budget and staff allocated for each of them, the resources available in terms of staffing and performance are not constrained.

SIN 811-002 - Complete Facilities Maintenance - Services related to the complete operations, maintenance and repair of military and government facilities. These services could include but are not limited to a combination of painting, pest control, grounds maintenance, landscaping, tree trimming, snow removal, elevator inspection and maintenance service, preventive maintenance and repair services, locksmith services, janitorial/custodial services and collection and disposal of refuse, roofing repairs; plumbing and pipefitting, electrical maintenance and repairs; paving as it relates to maintenance and repair surface areas; telephone maintenance; all mechanical, operations, maintenance and repair of building systems, and heating/ventilation/Air Conditioning (HVAC) maintenance; and maintenance of facilities and systems to include carpentry, masonry, energy maintenance, and safety equipment inspections, maintenance and certification services.



GENERAL SERVICES ADMINISTRATION
FEDERAL SUPPLY SERVICE
AUTHORIZED FEDERAL SUPPLY SCHEDULE PRICELIST

On-line access to contract ordering information, terms and conditions, up-to-date pricing, and the option to create an electronic delivery order are available through GSA Advantage!, a menu-driven database system. The INTERNET address for GSA Advantage! is:

<http://GSAAdvantage.gov>

Schedule Title	6FEC-E6-030292, Refreshed 23 Facility Maintenance and Management Multiple Award Schedule 03FAC
FSC Group, Part, and Section or Standard Industrial Group (as applicable)	Not Applicable
FSC Class(es)/Product code(s) and/or Service Codes (as applicable)	Service Code – 811-002
Contract number	GS-21F-0111W
For more information on ordering from Federal Supply Schedules click on the FSS Schedules button at fss.gsa.gov .	
Contract period.	March 3, 2015 through March 2, 2020
Contractor's name, address, and phone number (include toll-free WATS number and FAX number, if applicable)	Diamond Services, Inc. 1100 South Clinton Avenue, Suite G Dunn, NC 28334 Phone: 910-892-3078 Fax: 910-892-2936
Business size.	Woman Owned, Small Business, HUBZone

CUSTOMER INFORMATION

Paragraph	Data Requirement	Response
1a.	Table of awarded special item number(s) with appropriate cross-reference to item descriptions and awarded price(s).	SIN 811-002 (Complete Facilities Maintenance)
1b.	Identification of the lowest priced model number and lowest unit price for that model for each special item number awarded in the contract. This price is the Government price based on a unit of one, exclusive of any quantity/dollar volume, prompt payment, or any other concession affecting price. Those contracts that have unit prices based on the geographic location of the customer, should show the range of the lowest price, and cite the areas to which the prices apply.	Model Number Not Applicable. Hourly rates by wage determination location are provided in schedule price list. See Page 6.
1c.	If the Contractor is proposing hourly rates, a description of all corresponding commercial job titles, experience, functional responsibility and education for those types of employees or subcontractors who will perform services shall be provided. If hourly rates are not applicable, indicate "Not applicable" for this item.	Descriptions of all corresponding exempt commercial job titles with experience, functional responsibility and education are provided under Labor Category Descriptions. See Page 9.
2.	Maximum order.	\$1,000,000.00
3.	Minimum order.	\$100.00
4.	Geographic coverage (delivery area).	Locations in Price List by State and Wage Determination coverage. Page 6
5.	Point(s) of production (city, county, and State or foreign country).	Not Applicable. Services provided on site per task order.
6.	Discount from list prices or statement of net price.	Price list shown is net and includes FSS Fee.
7.	Quantity discounts.	1% for orders \$125,000 or more.

Paragraph	Data Requirement	Response
8.	Prompt payment terms.	2% Net 10 Days 0% after 10 Days
9a.	Notification that Government purchase cards are accepted or not accepted above the micro-purchase threshold.	Government Purchase Cards are accepted.
9b.	Notification whether Government purchase cards are accepted or not accepted above the micro-purchase threshold.	Government Purchase Cards are accepted.
10.	Foreign items	None.
11a.	Time of delivery.	30 Days ARO 20 Days ARO Emergency Determined at Task Order Level.
11b.	Expedited Delivery.	Determined at Task Order Level.
11c.	Overnight and 2-day delivery.	Not Available.
11d.	Urgent Requirements.	Contact Diamond for urgent requirements.
12.	F.O.B. point(s).	FOB Destination.
13a.	Ordering address(es).	Diamond Services, Inc. 1100 South Clinton Avenue, Suite G Dunn, NC 28334
13b.	Ordering procedures:	For supplies and services, the ordering procedures, information on Blanket Purchase Agreements (BPA's) are found in Federal Acquisition Regulation (FAR) 8.405-3.
14.	Payment address(es).	Diamond Services, Inc. 1100 South Clinton Avenue Suite G Dunn, NC 28334
15.	Warranty provision.	Not Applicable.
16.	Export packing charges, if applicable.	Not Applicable.
17.	Terms and conditions of Government purchase card acceptance (any thresholds	Contact Diamond for Government Purchase Card acceptance.

Paragraph	Data Requirement	Response
	above the micro-purchase level).	
18.	Terms and conditions of rental, maintenance, and repair (if applicable).	Not Applicable.
19.	Terms and conditions of installation (if applicable).	Services are delivered in accordance with the terms negotiated in the agency's order.
20.	Terms and conditions of repair parts indicating date of parts price lists and any discounts from list prices (if applicable).	Not Applicable.
20a.	Terms and conditions for any other services (if applicable)	Not Applicable.
21.	List of service and distribution points (if applicable).	Not Applicable.
22.	List of participating dealers (if applicable).	Not Applicable.
23.	Preventive maintenance (if applicable).	Not Applicable.
24a.	Special attributes such as environmental attributes (e.g., recycled content, energy efficiency, and/or reduced pollutants).	Diamond is an experienced provider of services and we provide green services and facility maintenance operations including energy, water, and waste by purchasing environmentally friendly products and equipment to reduce emission and extend equipment and product life.
24b.	If applicable, indicate that Section 508 compliance information is available on Electronic and Information Technology (EIT) supplies and services and show where full details can be found.	Not Applicable.
25.	Data Universal Number System (DUNS) number.	869004143
26.	Notification regarding registration in Central Contractor Registration (CCR) database	Diamond Services is registered in the Central Contractor Registration (CCR) database.

FEDERAL SUPPLY SCHEDULE PRICE LIST EFFECTIVE

Hourly Rates March 3, 2015

		WITH FSS FEE			
Alabama		WITH FSS FEE			
Position	WD#	2005-2001 R13	2005-2003 R15	2005 2005 R14	2005 2007 R18
Project Manager		\$ 35.63	\$ 34.51	\$ 34.28	\$ 34.88
Assistant Project Manager		\$ 31.66	\$ 30.54	\$ 30.31	\$ 30.91
Supervisor		\$ 28.05	\$ 26.91	\$ 26.67	\$ 27.28
Laborer, Grounds Maintenance		\$ 23.30	\$ 22.63	\$ 21.84	\$ 21.71
Janitor		\$ 22.03	\$ 21.48	\$ 20.93	\$ 22.76
Tractor Operator		\$ 26.48	\$ 25.37	\$ 25.13	\$ 25.73

		WITH FSS FEE		
Alabama		WITH FSS FEE		
Position	WD#	2005 2009 R18	2005 2011 R17	2005 2137 R15
Project Manager		\$ 34.51	\$ 33.04	\$ 33.27
Assistant Project Manager		\$ 31.21	\$ 29.71	\$ 29.94
Supervisor		\$ 27.58	\$ 26.06	\$ 26.30
Laborer, Grounds Maintenance		\$ 21.77	\$ 21.90	\$ 21.40
Janitor		\$ 21.66	\$ 21.12	\$ 21.15
Tractor Operator		\$ 26.03	\$ 24.53	\$ 24.76

		WITH FSS FEE		
Connecticut		WITH FSS FEE		
Position	WD#	2005-2089 R20	2005-3023 R15	2005-3027 R13
Project Manager		\$ 40.86	\$ 40.28	\$ 42.80
Assistant Project Manager		\$ 36.89	\$ 36.31	\$ 38.83
Supervisor		\$ 33.36	\$ 32.78	\$ 35.34
Laborer, Grounds Maintenance		\$ 28.39	\$ 27.14	\$ 30.64
Janitor		\$ 29.09	\$ 30.09	\$ 32.35
Tractor Operator		\$ 31.71	\$ 31.14	\$ 33.65

		WITH FSS FEE	
DC		WITH FSS FEE	
Position	WD#	2005-2103 R14	
Project Manager		\$ 39.70	
Assistant Project Manager		\$ 36.75	
Supervisor		\$ 33.23	
Laborer, Grounds Maintenance		\$ 27.21	
Janitor		\$ 25.38	
Tractor Operator		\$ 30.61	

		WITH FSS FEE			
Florida		WITH FSS FEE			
Position	WD#	2005-2109 R14	2005-2111 R15	2005-2113 R15	2005-2115 R14
Project Manager		\$ 36.07	\$ 36.77	\$ 37.67	\$ 36.68
Assistant Project Manager		\$ 31.19	\$ 34.31	\$ 32.79	\$ 31.81
Supervisor		\$ 27.51	\$ 30.68	\$ 29.14	\$ 28.14
Laborer, Grounds Maintenance		\$ 22.40	\$ 23.75	\$ 23.34	\$ 23.60
Janitor		\$ 24.63	\$ 24.56	\$ 24.02	\$ 25.71
Tractor Operator		\$ 26.19	\$ 29.31	\$ 27.80	\$ 26.81

Florida

WITH FSS FEE

Position	WD#	2005-2117 R15	2005-2119 R15	2005-2121 R14	2005-2123 R15
Project Manager		\$ 36.78	\$ 38.45	\$ 36.87	\$ 35.95
Assistant Project Manager		\$ 32.60	\$ 34.31	\$ 32.69	\$ 31.75
Supervisor		\$ 28.94	\$ 30.68	\$ 29.03	\$ 28.08
Laborer, Grounds Maintenance		\$ 23.65	\$ 23.75	\$ 23.53	\$ 23.41
Janitor		\$ 26.15	\$ 24.56	\$ 22.96	\$ 25.03
Tractor Operator		\$ 27.60	\$ 29.31	\$ 27.69	\$ 26.75

Florida

WITH FSS FEE

Position	WD#	2005-2125 R18	2005-3007 R15	2005-3033 R14
Project Manager		\$ 36.70	\$ 37.79	\$ 36.17
Assistant Project Manager		\$ 32.51	\$ 33.63	\$ 31.72
Supervisor		\$ 28.85	\$ 29.99	\$ 28.05
Laborer, Grounds Maintenance		\$ 22.92	\$ 24.31	\$ 22.94
Janitor		\$ 25.93	\$ 25.43	\$ 23.82
Tractor Operator		\$ 27.52	\$ 28.63	\$ 26.72

Georgia

WITH FSS FEE

Position	WD#	2005-2005 R14	2005-2115 R14	2005-2131 R15	2005-2133 R13
Project Manager		\$ 34.29	\$ 35.74	\$ 34.92	\$ 37.87
Assistant Project Manager		\$ 30.38	\$ 31.83	\$ 31.01	\$ 33.97
Supervisor		\$ 26.68	\$ 28.16	\$ 27.32	\$ 30.33
Laborer, Grounds Maintenance		\$ 22.27	\$ 24.05	\$ 22.68	\$ 23.93
Janitor		\$ 22.93	\$ 26.46	\$ 23.58	\$ 26.05
Tractor Operator		\$ 26.23	\$ 25.99	\$ 25.17	\$ 28.12

Georgia

WITH FSS FEE

Position	WD#	2005-2135 R15	2005-2137 R15	2005-2139 R14	2005-2141 R15
Project Manager		\$ 33.96	\$ 33.92	\$ 35.36	\$ 35.45
Assistant Project Manager		\$ 30.05	\$ 30.01	\$ 31.45	\$ 31.54
Supervisor		\$ 26.35	\$ 26.31	\$ 27.77	\$ 27.86
Laborer, Grounds Maintenance		\$ 21.51	\$ 21.83	\$ 23.59	\$ 23.37
Janitor		\$ 23.46	\$ 23.15	\$ 22.06	\$ 24.12
Tractor Operator		\$ 24.21	\$ 24.17	\$ 25.61	\$ 25.70

Georgia

WITH FSS FEE

Position	WD#	2005-2491 R13
Project Manager		\$ 33.76
Assistant Project Manager		\$ 29.85
Supervisor		\$ 26.14
Laborer, Grounds Maintenance		\$ 22.54
Janitor		\$ 25.02
Tractor Operator		\$ 24.01

Kentucky

WITH FSS FEE

Position	WD#	2005-2187 R14	2005-2221 R19	2005-2223 R16	2005-2413 R14
Project Manager		\$ 35.32	\$ 37.40	\$ 37.12	\$ 42.74
Assistant Project Manager		\$ 30.44	\$ 32.52	\$ 32.24	\$ 37.86
Supervisor		\$ 26.74	\$ 28.86	\$ 28.57	\$ 34.29
Laborer, Grounds Maintenance		\$ 22.62	\$ 24.50	\$ 25.99	\$ 30.08
Janitor		\$ 24.70	\$ 25.03	\$ 28.27	\$ 28.49
Tractor Operator		\$ 25.50	\$ 27.58	\$ 27.30	\$ 32.91

Kentucky

WITH FSS FEE

Position	WD#	2005-2495 R17	2005-2497 R17	2005-2573 R17
Project Manager		\$ 40.00	\$ 38.39	\$ 33.81
Assistant Project Manager		\$ 35.11	\$ 33.51	\$ 28.92
Supervisor		\$ 31.50	\$ 29.86	\$ 25.20
Laborer, Grounds Maintenance		\$ 24.72	\$ 25.14	\$ 21.70
Janitor		\$ 26.49	\$ 26.69	\$ 23.86
Tractor Operator		\$ 30.17	\$ 28.56	\$ 23.98

Louisiana

WITH FSS FEE

Position	WD#	2005-2229 R14	2005-2231 R15	2005-2233 R17	2005-2505 R17
Project Manager		\$ 31.60	\$ 36.59	\$ 34.54	\$ 34.09
Assistant Project Manager		\$ 27.68	\$ 32.68	\$ 30.63	\$ 30.17
Supervisor		\$ 23.93	\$ 29.02	\$ 26.93	\$ 26.47
Laborer, Grounds Maintenance		\$ 21.43	\$ 23.25	\$ 23.04	\$ 22.19
Janitor		\$ 23.22	\$ 22.82	\$ 24.08	\$ 23.52
Tractor Operator		\$ 23.52	\$ 26.83	\$ 24.78	\$ 24.32

Maryland

WITH FSS FEE

Position	WD#	2005-2095 R14	2005 2097 R16	2005 2103 R14	2005 2247 R15
Project Manager		\$ 35.09	\$ 37.84	\$ 38.88	\$ 38.88
Assistant Project Manager		\$ 30.88	\$ 34.66	\$ 35.70	\$ 35.70
Supervisor		\$ 28.29	\$ 32.14	\$ 33.20	\$ 33.20
Laborer, Grounds Maintenance		\$ 23.79	\$ 27.10	\$ 26.21	\$ 26.21
Janitor		\$ 23.05	\$ 25.83	\$ 24.39	\$ 24.39
Tractor Operator		\$ 25.76	\$ 29.54	\$ 30.58	\$ 30.58

Maryland

WITH FSS FEE

Position	WD#	2005 2249 R14	2005 3015 R14
Project Manager		\$ 39.07	\$ 38.88
Assistant Project Manager		\$ 34.92	\$ 35.70
Supervisor		\$ 32.41	\$ 33.20
Laborer, Grounds Maintenance		\$ 26.21	\$ 26.21
Janitor		\$ 24.39	\$ 24.39
Tractor Operator		\$ 29.80	\$ 30.58

Mississippi**WITH FSS FEE**

Position	WD#	2005-2295 R18	2005 2297 R14	2005 2299 R15	2005 2495 R17
Project Manager		\$ 35.88	\$ 37.98	\$ 34.95	\$ 39.92
Assistant Project Manager		\$ 31.00	\$ 33.10	\$ 30.07	\$ 35.05
Supervisor		\$ 27.32	\$ 29.45	\$ 26.37	\$ 31.43
Laborer, Grounds Maintenance		\$ 22.57	\$ 22.95	\$ 22.84	\$ 24.67
Janitor		\$ 23.14	\$ 23.95	\$ 22.99	\$ 26.44
Tractor Operator		\$ 26.06	\$ 28.17	\$ 25.14	\$ 30.11

New Jersey**WITH FSS FEE**

Position	WD#	2005-2097 R16	2005-2345 R16	2005-2347 R14	2005-2349 R15
Project Manager		\$ 41.50	\$ 41.50	\$ 45.11	\$ 45.64
Assistant Project Manager		\$ 36.60	\$ 36.60	\$ 41.20	\$ 40.74
Supervisor		\$ 32.99	\$ 32.99	\$ 37.67	\$ 37.20
Laborer, Grounds Maintenance		\$ 28.87	\$ 28.87	\$ 32.17	\$ 32.17
Janitor		\$ 29.65	\$ 29.65	\$ 33.94	\$ 33.94
Tractor Operator		\$ 31.64	\$ 31.64	\$ 36.24	\$ 35.78

New Jersey**WITH FSS FEE**

Position	WD#	2005-2351 R13	2005-2353 R14	2005-2355 R14	2005-2449 R14
Project Manager		\$ 45.87	\$ 47.53	\$ 44.99	\$ 41.50
Assistant Project Manager		\$ 40.96	\$ 42.63	\$ 40.09	\$ 36.60
Supervisor		\$ 37.43	\$ 39.12	\$ 36.54	\$ 32.99
Laborer, Grounds Maintenance		\$ 32.17	\$ 32.17	\$ 32.17	\$ 28.87
Janitor		\$ 33.94	\$ 33.94	\$ 33.94	\$ 29.65
Tractor Operator		\$ 36.00	\$ 37.66	\$ 35.13	\$ 31.64

North Carolina**WITH FSS FEE****WITH FSS FEE**

Position	WD#	2005-2389 R16	2005 2391 R15	2005 2393 R15	2005 2397 R15
Project Manager		\$ 37.45	\$ 37.04	\$ 36.13	\$ 35.58
Assistant Project Manager		\$ 33.48	\$ 33.07	\$ 32.16	\$ 31.61
Supervisor		\$ 29.89	\$ 29.47	\$ 28.54	\$ 27.99
Laborer, Grounds Maintenance		\$ 25.51	\$ 24.91	\$ 23.72	\$ 24.72
Janitor		\$ 23.04	\$ 25.71	\$ 22.45	\$ 23.40
Tractor Operator		\$ 27.34	\$ 26.93	\$ 26.01	\$ 25.47

North Carolina**WITH FSS FEE**

Position	WD#	2005 2401 R14	2005 2543 R16
Project Manager		\$ 35.83	\$ 36.09
Assistant Project Manager		\$ 32.54	\$ 32.81
Supervisor		\$ 28.93	\$ 29.20
Laborer, Grounds Maintenance		\$ 24.64	\$ 25.47
Janitor		\$ 23.60	\$ 26.16
Tractor Operator		\$ 26.40	\$ 26.66

Ohio

WITH FSS FEE

Position	WD#	2005 2415 R13	2005 2417 R17	2005 2419 R18	2005 2421 R14
Project Manager		\$ 36.34	\$ 37.89	\$ 40.90	\$ 37.93
Assistant Project Manager		\$ 32.39	\$ 33.94	\$ 36.95	\$ 33.98
Supervisor		\$ 28.70	\$ 30.28	\$ 33.34	\$ 30.33
Laborer, Grounds Maintenance		\$ 25.13	\$ 26.16	\$ 29.49	\$ 25.02
Janitor		\$ 26.17	\$ 26.89	\$ 30.19	\$ 26.19
Tractor Operator		\$ 27.05	\$ 28.60	\$ 31.61	\$ 28.64

Ohio

WITH FSS FEE

Position	WD#	2005 2423 R15	2005 2425 R14	2005 3013 R17
Project Manager		\$ 37.02	\$ 35.70	\$ 36.32
Assistant Project Manager		\$ 34.22	\$ 32.85	\$ 33.49
Supervisor		\$ 30.57	\$ 29.17	\$ 29.83
Laborer, Grounds Maintenance		\$ 26.56	\$ 24.73	\$ 25.29
Janitor		\$ 24.92	\$ 24.90	\$ 25.28
Tractor Operator		\$ 28.88	\$ 27.51	\$ 28.15

Pennsylvania

WITH FSS FEE

WITH FSS FEE

Position	WD#	2005-2249 R14	2005-2447 R15	2005 2449 R14	2005 2451 R17
Project Manager		\$ 41.09	\$ 38.70	\$ 40.82	\$ 38.16
Assistant Project Manager		\$ 36.20	\$ 33.81	\$ 35.93	\$ 33.27
Supervisor		\$ 32.60	\$ 30.16	\$ 32.33	\$ 29.62
Laborer, Grounds Maintenance		\$ 27.34	\$ 26.03	\$ 28.23	\$ 26.28
Janitor		\$ 27.57	\$ 28.25	\$ 29.01	\$ 30.20
Tractor Operator		\$ 31.25	\$ 28.86	\$ 30.98	\$ 28.33

Pennsylvania

WITH FSS FEE

Position	WD#	2005 2453 R14	2005-2455 R15
Project Manager		\$ 36.45	\$ 37.96
Assistant Project Manager		\$ 32.39	\$ 33.94
Supervisor		\$ 28.72	\$ 30.30
Laborer, Grounds Maintenance		\$ 25.39	\$ 26.13
Janitor		\$ 26.46	\$ 25.60
Tractor Operator		\$ 27.44	\$ 28.99

South Carolina

WITH FSS FEE

Position	WD#	2005-2135 R15	2005 2141 R15	2005 2391 R15	2005 2393 R15
Project Manager		\$ 34.18	\$ 35.66	\$ 35.85	\$ 35.63
Assistant Project Manager		\$ 28.94	\$ 30.42	\$ 31.31	\$ 30.39
Supervisor		\$ 26.32	\$ 27.83	\$ 28.73	\$ 27.80
Laborer, Grounds Maintenance		\$ 22.02	\$ 23.89	\$ 24.17	\$ 22.98
Janitor		\$ 22.40	\$ 23.06	\$ 26.06	\$ 22.80
Tractor Operator		\$ 25.09	\$ 26.57	\$ 27.46	\$ 26.55

South Carolina

WITH FSS FEE

Position	WD#	2005 2473 R16	2005 2475 R16	2005 2477 R15	2005 2479 R18
Project Manager		\$ 35.22	\$ 34.50	\$ 34.46	\$ 36.12
Assistant Project Manager		\$ 29.98	\$ 29.26	\$ 29.22	\$ 30.88
Supervisor		\$ 27.38	\$ 26.65	\$ 26.61	\$ 28.30
Laborer, Grounds Maintenance		\$ 23.40	\$ 23.65	\$ 22.34	\$ 23.74
Janitor		\$ 23.96	\$ 22.71	\$ 23.52	\$ 21.75
Tractor Operator		\$ 26.13	\$ 25.41	\$ 25.37	\$ 27.03

Tennessee

WITH FSS FEE

Position	WD#	2005-2491 R13	2005 2493 R19	2005 2495 R17	2005 2497 R17
Project Manager		\$ 34.12	\$ 37.83	\$ 39.38	\$ 37.76
Assistant Project Manager		\$ 29.95	\$ 33.66	\$ 35.20	\$ 33.58
Supervisor		\$ 26.47	\$ 30.25	\$ 31.82	\$ 30.17
Laborer, Grounds Maintenance		\$ 23.38	\$ 24.29	\$ 25.00	\$ 25.41
Janitor		\$ 23.81	\$ 25.38	\$ 25.25	\$ 25.45
Tractor Operator		\$ 25.35	\$ 29.06	\$ 30.60	\$ 28.98

Tennessee

WITH FSS FEE

Position	WD#	2005 2499 R15
Project Manager		\$ 32.89
Assistant Project Manager		\$ 29.59
Supervisor		\$ 26.11
Laborer, Grounds Maintenance		\$ 22.31
Janitor		\$ 22.40
Tractor Operator		\$ 24.99

Texas

WITH FSS FEE

Position	WD#	2005-2509 R15	2005-2511 R18	2005-2513 R14	2005-2515 R16
Project Manager		\$ 35.63	\$ 34.05	\$ 30.93	\$ 35.98
Assistant Project Manager		\$ 31.72	\$ 30.14	\$ 27.02	\$ 32.07
Supervisor		\$ 28.04	\$ 26.44	\$ 23.27	\$ 28.40
Laborer, Grounds Maintenance		\$ 22.71	\$ 20.70	\$ 22.71	\$ 23.51
Janitor		\$ 24.30	\$ 23.30	\$ 24.30	\$ 23.03
Tractor Operator		\$ 27.57	\$ 24.30	\$ 25.71	\$ 26.23

Texas

WITH FSS FEE

Position	WD#	2005-2517 R18	2005-2519 R16	2005-2521 R15	2005-2523 R14
Project Manager		\$ 34.27	\$ 32.83	\$ 36.11	\$ 34.11
Assistant Project Manager		\$ 30.36	\$ 28.92	\$ 32.20	\$ 30.20
Supervisor		\$ 26.67	\$ 25.20	\$ 28.54	\$ 26.50
Laborer, Grounds Maintenance		\$ 21.58	\$ 20.73	\$ 24.21	\$ 22.62
Janitor		\$ 24.18	\$ 23.69	\$ 25.52	\$ 23.27
Tractor Operator		\$ 24.30	\$ 23.08	\$ 26.36	\$ 24.36

Texas		WITH FSS FEE	
Position	WD#	2005-2525 R16	
Project Manager		\$	35.71
Assistant Project Manager		\$	31.80
Supervisor		\$	28.13
Laborer, Grounds Maintenance		\$	23.58
Janitor		\$	24.27
Tractor Operator		\$	25.96

Virginia		WITH FSS FEE			
Position	WD#	2005-2095 R14	2005 2103 R14	2005 2249 R14	2005 2499 R15
Project Manager		\$ 35.14	\$ 39.97	\$ 39.19	\$ 32.66
Assistant Project Manager		\$ 30.87	\$ 35.70	\$ 34.92	\$ 28.39
Supervisor		\$ 28.29	\$ 33.20	\$ 32.41	\$ 25.76
Laborer, Grounds Maintenance		\$ 24.75	\$ 27.18	\$ 27.18	\$ 22.00
Janitor		\$ 24.02	\$ 25.36	\$ 25.36	\$ 21.55
Tractor Operator		\$ 26.72	\$ 31.55	\$ 30.77	\$ 24.24

Virginia		WITH FSS FEE			
Position	WD#	2005 2543 R16	2005 2545 R18	2005 2547 R15	2005 3019 R14
Project Manager		\$ 35.32	\$ 35.38	\$ 34.67	\$ 39.28
Assistant Project Manager		\$ 31.05	\$ 31.11	\$ 30.40	\$ 35.01
Supervisor		\$ 28.47	\$ 28.53	\$ 27.81	\$ 32.50
Laborer, Grounds Maintenance		\$ 24.74	\$ 24.59	\$ 22.24	\$ 27.18
Janitor		\$ 25.49	\$ 25.21	\$ 21.46	\$ 25.36
Tractor Operator		\$ 26.90	\$ 26.96	\$ 26.25	\$ 30.86

Wisconsin		WITH FSS FEE			
Position	WD#	2005-2575 R14	2005 2577 R18	2005 2579 R12	2005 2581 R14
Project Manager		\$ 39.50	\$ 37.61	\$ 40.65	\$ 39.83
Assistant Project Manager		\$ 37.09	\$ 35.19	\$ 38.24	\$ 37.41
Supervisor		\$ 31.58	\$ 29.66	\$ 32.76	\$ 31.92
Laborer, Grounds Maintenance		\$ 27.31	\$ 25.53	\$ 28.34	\$ 30.19
Janitor		\$ 25.93	\$ 26.68	\$ 26.42	\$ 29.29
Tractor Operator		\$ 30.38	\$ 28.49	\$ 31.53	\$ 30.70

Wisconsin		WITH FSS FEE	
Position	WD#	2005 3003 R14	
Project Manager		\$	38.58
Assistant Project Manager		\$	37.10
Supervisor		\$	31.60
Laborer, Grounds Maintenance		\$	28.48
Janitor		\$	27.91
Tractor Operator		\$	30.39

LABOR CATEGORIES DESCRIPTIONS – EXEMPT POSITIONS

1.1 Project Manager

Responsible for supervising, administering and managing a facilities maintenance project. He/she will assist in the development of operational budgets. Will conduct staff meetings, evaluate subordinates and approve operations reports. Must display excellent interpersonal, communication and organizational skills. Will develop work schedules; address and resolve employee issues; interface with client and address/resolve client's concerns; ensure contract compliance and customer satisfaction; provide on-the job training; prepare operations and management reports; monitor and control project expenditures; and develop and implement standard operating procedures. Devises and applies innovative approaches to solving evolving facilities maintenance situations in accordance with contract requirements and corporate policy.

Minimum Education & Experience:

Must have a minimum of five (5) years' experience in management, organization and supervision of a facilities maintenance operation, preferably in the Federal government, military, or state/local government. Experience shall be in managing a team of specialists for both physical and information facilities maintenance programs. The PM must have experience in managing facilities maintenance services and shall assist in preparation and presentation of employee orientation and specialized training. (S)he must have demonstrated technical writing and presentation capabilities and skills. An Associate's degree from an accredited academic institution or equivalent is required.

Duties:

- ❖ Manages and oversees contractor efforts with respect to providing recommendations and options for protecting Agency personnel and facilities from vandalism, malicious damage, and sabotage.
- ❖ Manages contract efforts with respect to providing recommendations and options for protecting classified and other sensitive data in the custody of the Agency. These efforts shall include procedure for the control and authorized release and destruction of classified, proprietary, and other sensitive information.
- ❖ Provides recommendations and options to the Agency technical leader for establishing a system of facilities maintenance inspections and surveys of Agency locations to assure compliance with executive orders and Agency facilities maintenance policies and regulations.
- ❖ Assist the Agency technical leader in the day-to-day facilities maintenance matters applicable to the Agency's mission.

1.2 Assistant Project Manager

Reports directly to the Project Manager (PM) and acts on behalf of the PM during his/her absence. Coordinates administrative and operational functions for the PM. Ensures that all contract deliverables are being accomplished; these include requirements for inspection, training and reporting. Additionally, an APM will be responsible for work force utilization, staffing, and training.

Minimum Education & Experience:

Must have a minimum of three to five (3-5) years' experience in management, organization and supervision of a facilities maintenance operation, preferably in the Federal government, military, or state/local government. The APM must have experience in managing facilities maintenance and shall assist in preparation and presentation of employee orientation and specialized training. (S)he must have demonstrated technical writing and presentation capabilities and skills. An Associate's degree from an accredited academic institution or equivalent is required.

Duties:

- ❖ Assists PM in the management and oversight of contractor efforts with respect to providing recommendations and options for conducting facilities maintenance operations and task performance.
- ❖ Manages contract efforts with respect to providing recommendations and options for protecting classified and other sensitive data in the custody of the Agency. These efforts shall include procedure for the control and authorized release and destruction of classified, proprietary, and other sensitive information.
- ❖ Provides recommendations and options to the Agency technical leader for establishing a system of facilities maintenance inspections and surveys of Agency locations to assure compliance with executive orders and Agency facilities maintenance policies and regulations.
- ❖ In the absence of the Project Manager, serves as the on-site lead. Provides administrative and technical management in the completion of contract requirements.
- ❖ Assist the Project Manager in scheduling, training, and monitoring the fulfillment of contract requirements to ensure quality services are delivered in a timely manner. Protects property from danger of sabotage, espionage and intrusion.
- ❖ Responds to emergency maintenance requests and/or telephone/radio calls by determining and taking appropriate action. As required, serves as a member of facility emergency response team.

1.3 Supervisor

Responsible for enforcing corporate and contract work standards and scheduling facilities maintenance force personnel. Conducts analysis of required resources and workload, for his area of responsibility or shift. Does a constant analysis of subordinate's performance and implements any needed changes to improve operations. Leads his subordinates by interpreting policy standards and directives and formulates strategies for improving performance. Participates in recruitment, hiring, qualification and termination of facilities maintenance workers and supervises assigned personnel. Reviews all required contract reporting documents for accuracy and completeness.

Minimum Education & Experience:

At least an Associate's degree from an accredited university or college, facilities maintenance management, business or related fields or three (3) years of directly related experience in the application of facilities maintenance principles and management of personnel.

Duties:

- ❖ Reviews, coordinates and interprets policy standards and directives, analyzing these directives to devise requirements and formulate strategies for the resolution of issues and concerns.
- ❖ Directly responsible for supervision and management of all facilities maintenance and emergency dispatch personnel.
- ❖ Prepares and/or oversees the preparation, update and modification of relative instructions and procedures.
- ❖ Analyzes resources and workload, making recommendations for modification and/or changes to management.
- ❖ Ensures that personnel under his or her cognizance are assigned and supervised in a productive manner.
- ❖ Continually reviews and evaluates his or her organization's performance and implements changes to improve operations and/or morale.
- ❖ Supervises and coordinates the activities of the various shifts and patrols through assigned shift supervisors and other staff members.
- ❖ Responsible for determining the training needs of his/her subordinate(s) and for recommending appropriate training.